



**CITY OF MIAMI GARDENS**

**COMPREHENSIVE DEVELOPMENT MASTER PLAN**

**FUTURE LAND USE ELEMENT**

**GOALS OBJECTIVES AND POLICIES**

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**DRAFT**

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## CHAPTER I - FUTURE LAND USE

### GOALS, OBJECTIVES AND POLICIES

The major premises of the Future Land Use Element include the following:

- The city's already-developed location within an urban service area boundary;
- Essential public facilities and services already established and in place for many years;
- Anticipating and encouraging infill development and redevelopment within the existing urban service area and with already available facilities and services;
- Protecting and conserving established mixed-use neighborhoods of low to low-medium density residential development interspersed with small-scale commercial use plus public and semi-public facilities;
- The need to revitalize and redevelop the City's major commercial-industrial corridors with high quality mixed use development.

**GOAL 1: PROVIDE A BALANCED DEVELOPMENT AND REGULATORY FRAMEWORK TO IMPLEMENT THE COMMUNITY VISION INCLUDING THE PROVISION OF ESSENTIAL PUBLIC SERVICES AND FACILITIES, PROTECTION OF NEIGHBORHOODS, AND ENHANCED SUSTAINABILITY AND LIVABILITY.**

**Objective 1.1: Adopt and Implement the City's Comprehensive Development Master Plan and Future Land Use Map.**

*Monitoring Measures: The number of CDMP Objectives and Policies implemented during the Planning Period.*

*Monitoring Measures: The number of development review applications approved and the City's adopted level of service standards.*

**Policy 1.1.1:** The City shall prepare and adopt a Comprehensive Development Master Plan (CDMP), and its official Future Land Use Map that designates land uses throughout the City.

**Policy 1.1.2:** The City Council, as the Local Planning Agency, shall establish and adopt land use designations within the City limits.

**Policy 1.1.3:** The following future land use designations with accompanying density and intensity standards and policies shall be adopted in the City's Future Land Use Plan:

## LAND USE DESIGNATIONS

The City has three major future land use designations of Preservation, Neighborhood and Commerce. The names of these three mixed-use designations reflect their primary purpose. All uses are subject to locational policies, standards and criteria that provide intensity and density standards for uses within each designation as well as appropriate standards and methods for transitioning between the designations as well as changing specific uses within each designation. In addition to the three major designations, specific policies and standards apply to identified neighborhoods, corridors and special activity areas. The Future Land Use Density and Intensity Summary Table is intended to provide a “big picture” summary of the general distribution, density and intensity of land uses within the three main land use designations. Specific locational standards, criteria and policies follow are set forth in the following sections of this element.

### **Objective 1.2: THE “PRESERVATION” LAND USE DESIGNATION**

The Preservation designation shall include environmentally sensitive lands and public facilities that range from public open space and parks to canals, lakes and wetland areas. Such non-residential uses and activities shall support recreation, open space, and related public and semi-public uses. While all development is subject to the City’s land development regulations, additional locational standards and criteria are provided further herein.

**Policy 1.2.1:** Land uses to establish density and intensity standards plus locational requirements and criteria for the Preservation designation are as follows:

- Canals
- Lakes and Water Bodies
- Public and Semi-Public Uses

Specific policies, criteria and standards for these uses are included further herein under the “Locational Standards and Criteria” heading.

### **Objective 1.3: THE “NEIGHBORHOOD” LAND USE DESIGNATION**

The Neighborhood land use designation shall include existing and planned areas that are primarily designed for low and medium density residential development with supporting commercial and office uses. The designation of Neighborhood is specifically intended to protect single family homes from encroachment or intrusion from incompatible land uses. Residential densities in the Neighborhood land use designation shall primarily range from low to low-medium density provided that medium and medium-high densities shall be permitted based on location requirements, standards and criteria policies set forth in this Plan as well as being subject to the City’s land development regulations. The Neighborhood land use designation provides for a variety of housing types and densities that are more fully described herein under locational standards and criteria. Planned nonresidential development in the Neighborhood designation shall include small scale neighborhood-oriented commercial and office uses such as neighborhood

and community shopping centers as well as public and semi public uses such as churches, parks, schools and utilities.

Land uses to establish density and intensity standards plus locational requirements and criteria for the Neighborhood designation are as follows:

- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Medium-High Density Residential
- Suburban Commercial and Office
- Mixed Use Planned
- Public and Semi-Public Uses

The specific policies, criteria and standards for these uses are included further herein under the “Locational Standards and Criteria” heading.

#### **Objective 1.4: THE “COMMERCE” LAND USE DESIGNATION**

The Commerce designation shall identify the City’s existing and planned commercial, industrial, cultural and economic hubs. Commerce areas include existing and planned activity centers that are primarily located along the City’s three major arterial roadway corridors. Commerce areas provide for a wide range of uses that range from major educational institutions, civic and governmental centers to major retail services as well as single purpose industrial areas. Based on their close relationship to the city’s major transportation corridors, Commerce areas shall emphasize access to public transportation. Future development and redevelopment in Commerce areas shall be designed to provide attractive urban places to live, work and shop.

**Policy 1.4.1:** Land uses to establish density and intensity standards plus locational requirements and criteria for the Commerce designation are as follows:

- Medium Density Residential
- Medium-High Density Residential
- Urban Commercial
- Urban Industrial
- Urban Center
- Urban Core
- Golden Glades-Palmetto Area
- Public and Semi-Public Uses

The specific policies, criteria and standards for these uses are included further herein under the “Locational Standards and Criteria” heading.

**Objective 1.5: The City shall establish overall Major Development Corridor Policies for areas designated as Commerce along State Road 7/US Highway 441, NW 27<sup>th</sup> Avenue and the Palmetto Expressway.**

**Policy 1.5.1: State Road 7 Corridor Policies**

- **SR-7 Redevelopment.** The State Road 7 commercial corridor is currently dominated by automotive dealerships and older strip commercial centers. The City shall encourage redevelopment in the SR 7 Corridor with urban commercial and mixed use urban projects. The City shall encourage the transition of uses from primarily suburban densities and intensities to more urbanized uses.
- **SR-7 as a Premium Transit Corridor.** The City supports State Road 7 as a premium transit corridor. The City will continue to participate in the State Road 7 Collaborative organization administered by the South Florida Regional Planning Council.
- **SR-7 Corridor Plan.** The City shall develop a Livable Community Study for State Road 7 as funded by the Florida Department of Transportation. The project should establish the City’s specific vision for the roadway through technical analysis and public participation as well as chart a future functional and aesthetic plan for the area. The resulting plan will establish specific standards and criteria for redevelopment as well as roadway improvements.
- **Golden Glades Intermodal Center.** The City’s stretch of SR-7 culminates at the Golden Glades Transit Center at the Golden Glades Interchange with Interstate 95 and the Palmetto Expressway/SR 826. While this facility is located in the unincorporated area, the City supports the Florida Department of Transportation’s plans to create a multi-modal transportation hub at the Golden Glades Transit Center.
- **SR-7 Fast Bus and Transit Stops.** The City supports the State Road 7 Fast Bus System initiative which will provide premium express bus service from Florida Atlantic University in Palm Beach County to the Golden Glades Interchange. The Fast Bus system proposes two transit stops in Miami Gardens at NW 199<sup>th</sup> Street and NW 183<sup>rd</sup> Street/Miami Gardens Drive.

**Policy 1.5.2: Palmetto Expressway Corridor Policies**

- **Miami Garden’s Gateway.** The Palmetto Expressway or State Road 826 represents a gateway for Miami Gardens. The gateway begins at the Golden Glades Interchange. Large scale retail outlets dot the roadway as well as two large industrial parks and two private universities. Traffic counts are very high. Visibility and access are excellent. Ongoing City

projects will provide for major beautification of the city's segment of the Palmetto Expressway.

- **Vision for Palmetto Expressway.** The city should develop a comprehensive approach or vision for developing and redeveloping the Palmetto Expressway Corridor. Key focal points, economic generators and institutions should be incorporated into the vision for the Palmetto, as follows:
- **Sunshine International Park Area.** Created in the 1960's, this state-of-the-art industrial park took advantage of its location at the apex of Interstate 95, the Palmetto Expressway and the Florida Turnpike. With the Mid-century Modern architectural style that has become known as Miami Modern, the park's icon, the Sunshine International Archway, has become the City's icon and is incorporated into the City's logo. The park and its surrounding environs at the southwesterly intersection of Interstate 95 and the Palmetto Expressway/State Road 826, continues to constitute a prime location for commercial and industrial development. Large retail uses should continue and be added/redeveloped based on excellent visibility and access from the Palmetto Expressway.

The Sunshine State International Park should to be upgraded, renovated and redeveloped. The park represents the most significant example of wholesale/industrial Miami Modern architecture which is a significant part of the City's identity. The City should consider providing incentives and other encouragement to upgrade the park's streetscape in conjunction with the City's beautification efforts.

Additional commercial and industrial infill development is anticipated; A few isolated parcels between adjacent residential areas and commercial/industrial uses may be feasible subject to compliance with land use compatibility criteria and standards.

- **Palmetto Lakes Area.** The Palmetto Lakes Commerce area is essentially developed with single purpose industrial/wholesale storage and commercial activities with limited multiple family residential at the southern end. Redevelopment and renovation of this area is encouraged with limited infill development. Adjacent to the Palmetto Expressway, intensification of uses plus potential mixed use is anticipated and encouraged by way of redevelopment.
- **Florida Memorial University Area.** Major showroom/retail outlets dominate visibility from the Palmetto Expressway as they attract shoppers and business to the City. Continued upgrading and expansion of these establishments as well as their intensification by redevelopment is encouraged. Florida Memorial University constitutes an important educational asset and should continue its expansion of new facilities and services.

- **St. Thomas University Area.** St. Thomas University's campus is barely visible on the south side of the Palmetto Expressway due to the environmentally significant Dade County Pine Tree hammock located on the north side of the campus. Many of the buildings are of the Miami Modern architectural style. There is much open space on the attractive campus which houses a local-oriented teacher's program amongst other educational programs. Additional educational programming development and related activities are anticipated and encouraged.

**Policy 1.5.3: NW 27<sup>th</sup> Avenue Corridor Policies.**

The NW 27<sup>th</sup> Avenue Commerce area's revitalization as the City's central boulevard should be encouraged through a mixture of new commercial and multiple family development as well as redevelopment of existing commercial uses. This six-lane facility provides primary access to the Dolphin Stadium and Calder Race Track as well as serving as a major north-south transportation artery.

- **MetroRail North Corridor Extension.** The City supports the North Corridor MetroRail extension from NW 79<sup>th</sup> Street, through Miami Gardens, to the City's northerly city limits at NW 215<sup>th</sup> Street. That project and enhanced transit already being provided by Miami Dade Transit provides the basis to establish Transit Oriented Development (TOD) locational criteria and standards set forth in this Plan. The City supports and will actively participate in the planning and subsequent implementation regulations that will support the success of this major transportation facility. Four MetroRail stations are planned in Miami Gardens as follows:
  - NW 163<sup>rd</sup> Street - Palmetto Expressway
  - Miami Gardens Drive/183<sup>rd</sup> Street – Planned Miami Gardens Town Center Area
  - NW 199<sup>th</sup> Street – Dolphins Stadium
  - NW 215<sup>th</sup> Street – Calder Race Track

The areas around these stations will be encouraged to develop according to transit oriented development standards and guidelines (TOD).

- **Dolphins Stadium Area.** The Dolphin Stadium represents a major privately owned facility that provides a focal point and activity center for the City. Nationally recognized bowl games provide visibility for the City. The City supports the expansion of the facility onto adjacent lands as part of the already approved development of regional impact including enhanced and new entertainment venues.
- **Calder Race Track Area.** Located on the City's border with Broward County, the Calder Racetrack is a successful horse racing facility that will expand significantly if and when Miami Dade County voters approve slot machines.



- **Miami Garden's Planned Town Center Area** .The area around NW 183<sup>rd</sup> Street/Miami Gardens Drive and NW 27<sup>th</sup> Avenue represents the geographic center of the City of Miami Gardens. The City envisions this area as redeveloping into the community focal point that it was thirty to forty years ago, with high quality goods and services being available and convenient. In addition, a strong residential component consistent with urban mixed use/transit oriented development is envisioned and encouraged. The City shall develop a master plan for the area and implement land development standards for a mixed use, pedestrian oriented area. Locational standards and criteria for an Urban Center set forth in this Plan shall apply to this area and provide a basic outline for more detailed requirements for this and other similar Commerce areas.

## LOCATIONAL STANDARDS AND CRITERIA

**GOAL 2: THE CITY SHALL ESTABLISH GENERAL LOCATIONAL STANDARDS AND DESIGN CRITERIA FOR ALL LAND USES IN THIS PLAN THAT SHALL FORM THE BASIS FOR DETAILED STANDARDS AND CRITERIA THAT SHALL BE INCORPORATED INTO THE CITY'S LAND DEVELOPMENT REGULATIONS/ZONING CODE. SUCH CRITERIA MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING FACTORS:**

- Density expressed as number of dwelling units per acre;
- Intensity expressed as a floor area ratio;
- Access requirements expressed as requirements for frontage on major roadways, by functional classification of roadways;
- Access requirements expressed as proximity to major roadway intersections;
- Minimum land area expressed as square footage or acreage to insure that sufficient land area to support the use(s);
- Number of stories or height limitations with additional stories subject to additional requirements; buildings required to be varied in heights and facade treatments all subject to CDMP and Regulatory requirements;
- Buffer and landscape requirements to insure land use compatibility;
- Setback or wall requirements to insure land use compatibility;
- Public hearing requirements to insure neighborhood participation in decision-making. The City is committed to insuring public participation and inclusiveness in decisions. The City may require public participation, neighborhood meetings and other outreach activities for proposed developments.



- Proximity minimums or maximums to establish spacing criteria for transitional or more intensity land uses;
- Separation requirements to prevent undue concentration of certain activities
- Special criteria and standards to insure land use compatibility.
- Special criteria, standards and incentives to encourage the implementation of the goals, objectives and policies set forth in this Plan such as transit oriented development criteria.

**Objective 2.1: The City shall establish locational standards and criteria for Environmentally Sensitive Lands**

**Policy 2.1.1:** Locational standards and criteria for development of canals, lakes, wetlands and other environmentally sensitive lands shall be as follows:

- **Canals, Lakes, Wetlands, Other Water Bodies and Other Environmentally Sensitive Lands**

Environmentally sensitive lands include canals, lakes, wetlands, other water bodies and other environmentally sensitive lands. Such land areas are included under the designation of Preservation on the Future Land Use Plan Map. Specific uses of such lands shall be primarily limited to their environmental function. Open space and recreational activities on such lands shall be limited to the provision of resource-enhancing facilities such as multi-purpose trails, bike paths and interactive areas/facilities that will be provided and managed consistent with goals, objectives and policies of this element as well as the goals, objectives, policies, standards and criteria set forth in the Conservation Element. These areas shall continue to be managed primarily by the applicable environmental regulatory agency including but not limited to the South Florida Water Management District, the Miami Dade Department of Environmental Protection and the U.S. Army Corp of Engineers. While significant development of structures is not contemplated, the maximum floor area ratio shall be 0.01. Public purpose structures, utilities and related facilities are permitted on such lands as necessary.

**Policy 2.1.2: Parks and Recreation.** Locational standards and criteria for public parks and related recreational lands are set forth as follows:

- **Public Parks and Recreational Lands**

Public Parks specifically include existing City-owned parks. These lands are considered to be permanent facilities and properties that primarily include active recreation facilities. The siting of future parks, recreation and open space areas shall be guided by the

Recreation and Open Space Element and the Capital Improvements Element of this Plan and any other applicable goals objectives and policies contained in this Plan. Specific development and uses within the publicly owned parks are addressed further in the Recreation and Open Space Element. The intensity of development within this land use category shall be limited to 0.25 Floor Area Ratio.

- **Additional Preservation Lands**

Additional Preservation designated lands that are added to the City's park system shall be updated on the Future Land Use Plan Map at the closest reasonable plan amendment cycle.

**Objective 2.2: The City shall establish locational standards and criteria for Single-Use Residential Development**

**Policy 2.2.1: Residential.** Locational standards and development criteria for residential development are established as follows:

- **Low Density Residential**

Low Density Residential shall range from 2.5 to 6 dwelling units per gross acre. This density will be generally characterized by single-family detached, cluster, and zero lot-line types of housing developments.

Height. Low Density Residential shall be limited to two stories. Additional 2 stories of height bonus per the Future Land Use Density and Intensity Table shall not be applicable to this category.

Locational Requirements. Low Density Residential uses shall generally be limited to the Neighborhood land use designation. Low Density Residential development shall have access to the public street network.

- **Low-Medium Density Residential**

Low-Medium Density Residential shall range from 7 to 15 dwelling units per gross acre. This density will allow housing types such as zero lot line homes, townhouses and low-rise apartments with surrounding open space.

Height. Low-Medium Density Residential shall be limited to two stories. Additional 2 stories of height bonus per the Future Land Use Density and Intensity Table shall not be applicable to this category.

Locational Requirements. Low-Medium Density Residential should be located adjacent to public streets classified as Collectors or higher, i.e., Arterials within the Neighborhood land use designation. Adequate separation and buffer treatment shall be provided to protect adjacent single family residential uses.

- **Medium Density Residential**

Medium Density Residential shall range from 16 to 25 dwelling units per gross acre. The housing types included in this category shall range from townhouses to low to medium rise apartments with surrounding open space. Medium Density Residential development often serves as a transitional land use between Low Density Residential and other more intensive uses.

Height. Medium Density Residential shall be limited to three (3) stories in Neighborhood areas and four (4) stories in Commerce Areas.

Locational Requirements. Medium Density Residential uses may occur in both Neighborhood and Commerce land use designations and shall have direct access on at least one major roadway classified as a Collector or higher. The housing types in this category shall be adjacent to existing Multi-family Housing in the Neighborhood land use category. Adequate separation and buffer treatment shall be provided to protect adjacent single family residential uses.

- Medium-High Density Residential

Medium-High Density Residential shall range from a density of 26 to 50 dwelling units per gross acre. Medium-High Density Residential uses may occur within both the Neighborhood and Commerce land use designations subject to the below locational standards and applicable land development regulations. Medium-High Density Residential uses are encouraged to be located within Commerce areas. Medium-High Density Residential uses may also provide a transition between lower density development in the Neighborhood designation and development within and adjacent to Commerce areas.

Height. Medium-High Density Residential may be up to four (4) stories in the Neighborhood designation and up to six (6) stories in the Commerce designation.

Access. Medium-High Density Residential in the Neighborhood designation must be located at the intersection of roadways classified as Arterials in this Plan. Within Commerce areas, Medium-High Density Residential uses shall be located on public streets.

Locational Standards. This category will consider the height of proposed building in relation to the overall dimension of the site, availability of public services, sufficient off-site/structured parking where applicable, compatibility with the surrounding uses and the applicable development review processes.

The frontage of the building shall be landscaped and/or appropriately buffered from the right of way so as to enhance the surrounding streetscape.

- High Density Residential

High Density Residential uses are intended to occur in and be limited to Commerce areas within ½ mile of an arterial intersection along State Road 7, NW 27 Avenue and Palmetto Expressway corridors. High Density Residential uses should be a component of a mixed use development category called Urban Center in this Plan. Stand alone High Density Residential uses are not encouraged. The High Density Residential category allows a density of 26 to 50 dwelling units per gross acre and/or a minimum 1.0 to a maximum 3.0 Floor Area Ratio.

Height. High Density Residential uses shall be limited to eight (8) stories.

Access. Requires location within one half (1/2) mile of an Arterial Intersection along State Road 7/US 441, NW 27 Avenue and Palmetto Expressway corridors within Commerce category.

Additional Standards. This category will consider the height of proposed buildings in relation to the overall dimension of the site, availability of public services, sufficient off-site/structured parking where applicable, compatibility with the surrounding uses and the applicable development review process, including but not limited to a public hearing. The frontage of the building shall be landscaped and/or appropriately buffered from the right of way to be not in conflict with the surrounding streetscape. Transit oriented design policies are emphasized

- Very High Density Residential

High Density Residential uses are intended to occur in and be limited to Commerce areas within ¼ mile of an arterial intersection along State Road 7 and Palmetto Expressway corridors. High Density Residential uses should be a component of a mixed use development category called Urban Core in this Plan. Stand alone High Density Residential uses are not encouraged. The High Density Residential category allows a density of 51 to 100 dwelling units per gross acre and a minimum of 1.0 to a maximum of 3.0 Floor Area Ratio.

Height. High Density Residential uses shall be limited to ten (10) stories.

Access. Requires location within one quarter (1/4) mile of an Arterial Intersection along State Road 7/US 441 and Palmetto corridors within Commerce designation.

Additional Standards. This category will consider the height of proposed buildings in relation to the overall dimension of the site, availability of public services, sufficient off-site/structured parking where applicable, compatibility with the surrounding uses and the applicable development review process, including but not limited to a public hearing. The frontage of the building shall be landscaped and/or

appropriately buffered from the right of way to be not in conflict with the surrounding streetscape.

- **Open Space, Canopy Trees and Landscape in Residential Areas**

All residential development shall be provided with well landscaped open space. The minimum amount of open space shall be established by the City's land development regulations.

Canopy Trees Required. At least two hardwood canopy trees shall be planted and maintained for each single family detached residential dwelling unit. At least one hardwood canopy tree shall be similarly provided for each multiple family dwelling unit.

- **Buffers Between Different Residential Housing Types and Densities**

Separation between different residential densities and housing types may be required in order to insure compatibility between developments and neighborhoods. The City shall adopt land development regulations that utilize setbacks (distance), walls, fences, landscape, berms and other appropriate means to insure such compatibility.

- **Community Residential Facilities and Group Homes**

Group homes, congregant living facilities, foster homes, nursing homes, day care facilities and similar community residential care facilities shall be located according to criteria and processes established in the City's land development regulations and in conformance with state law.

- **Home Occupations**

Home Occupations include small businesses that are operated at home by the residents of a dwelling unit. Such home occupations shall be located and regulated according to the City's land development and occupational licensing regulations. At a minimum, such regulations shall insure that home occupations are a secondary use to the primary residential use, that the property maintains a residential appearance, and that the home occupations does not adversely impact the surrounding area.

**Objective 2.3: The City shall establish locational criteria and standards for Single-Use Nonresidential Development.**

**Policy 2.3.1: Nonresidential Single Use Development.** Locational standards and criteria for non-residential single use development categories are set forth as follows:

- **Suburban Commercial and Office**

The Suburban Commercial and Office category is designed to accommodate retail sales and services, professional offices and other

similar activities, primarily in the Neighborhood land use designation. Suburban Commercial and Office development is usually smaller than five (5) acres. Typical permitted uses include retail sales and services, professional offices, restaurants and pharmacies.

Floor Area Ratio (Intensity). 0.5

Access. Frontage on one (1) Arterial or adjacent to an intersection of two (2) Collectors or higher.

Height. Up to four (4) stories.

- Urban Commercial and Office

The Urban Commercial and Office category is designed to accommodate development primarily in areas designated as Commerce. Typical uses include retail sales and services, automotive uses, offices, lodging, entertainment, certain storage activities and similar non-residential activities subject to land development regulations.

Floor Area Ratio (Intensity). 1.0.

Height. Up to 6 stories.

Access. Public streets with Commerce areas.

- Urban Industrial

The Urban Industrial category is designed to accommodate industrial, manufacturing and storage activities located primarily in Commerce areas. Typical uses in this category include manufacturing, wholesale storage, and other similar non-residential uses consistent with applicable land development regulations.

Floor Area Ratio (Intensity). 1.0

Building Height. Up to four (4) stories

Access. Public streets within Commerce areas.

- Additional Standards for Commercial, Office and Industrial Uses

The scale of any proposed commercial, office or industrial project and the height of the proposed building(s) in such projects shall be based on the overall dimension of the site, availability of public services, sufficient off-site/structured parking where applicable, compatibility with the surrounding uses and the applicable development review process.

**Objective 2.4:** The City shall establish locational standards and criteria for Mixed Use Development.

**Policy 2.4.1:** **Mixed Use Development.** Locational standards and criteria for mixed use development are set forth as follows:

- Mixed Use Planned

The Mixed Use Planned category is designed to accommodate mixed use development in Neighborhood areas. Mixed use means a combination of residential, commercial and office uses in an integrated development.

Density. Up to twenty five (25) dwelling units per gross acre

Floor Area Ratio (Intensity). Up to 1.0

Land Use Mix. A minimum of 25% nonresidential and a minimum of 25% residential.

Building Height. Up to four (4) stories

Access. Must front an Arterial roadway

- Urban Center

The Urban Center category is designed to provide for a mixed use town center type of development in Commerce areas. Urban Center development must include a combination of residential, commercial and office uses within at least some of the same building(s).

Density. Minimum of twenty six (26) to a maximum of fifty (50) dwelling units per gross acre

Floor Area Ratio (Intensity). Minimum of one (1.0) up to three (3.0)

Land Use Mix. Residential shall be a minimum of 30% of floor area. Commercial and office uses shall be a minimum of 15% of floor area, including a minimum of 10% of total floor area being ground floor retail sales and services.

Building Height. Up to eight (8) stories

Access. Public street within ½ mile of an Arterial intersection along State Road 7/U.S. Highway 441, NW 27<sup>th</sup> Avenue or the Palmetto Expressway.

- Urban Core

The Urban Core category is designed to provide for a mixed use downtown type of at or in close proximity to major intersections within two Commerce areas, the State Road 7 and the Palmetto Expressway corridors. Urban Core development must include a combination of residential, commercial and office uses within at least some of the same building(s).

Density. Minimum of fifty one (51) to a maximum of one hundred (100) dwelling units per gross acre

Floor Area Ratio (Intensity). Minimum of one (1.0) up to a maximum of five (3.0)



Land Use Mix. Residential shall be a minimum of 40% of total floor area. Commercial and office shall be a minimum of 10% of total floor area. A minimum of 5% of the total floor area shall be ground floor retail sales and services.

Building Height. Up to twenty (10) stories

Access. Public street within ½ mile of an Arterial intersection along State Road 7/U.S. Highway 441 or the Palmetto Expressway.

- Golden Glades-Palmetto Area

The Golden Glades-Palmetto Area subcategory is essentially similar to the Urban Core standards except that it anticipates higher buildings near the Golden Glades interchange. The Golden Glades Palmetto Area is significant due to its specific geographic location at the Golden Glades interchange. This is a unique location at the northern end of the interchange, where four major transportation systems provide access; Interstate 95, Florida Turnpike, State Road 7/US 441 and State Road 826/Palmetto Expressway. The area also connects two very important transit corridors within the city, namely the SR7 Corridor and the Palmetto Corridor. These characteristics lend the Golden Glades-Palmetto Area extremely high visibility and access and suitable for high density and intensity uses.

The Golden Glades Palmetto Area standards are designed to provide for high intensity, mixed use downtown development. A combination of residential, commercial and office uses within at least some of the building(s) is required.

Density. Minimum of fifty one (51) to a maximum of one hundred (100) dwelling units per gross acre

Floor Area Ratio (Intensity). Minimum of one (1.0) up to a maximum of five (5.0)

Land Use Mix. Residential shall be a minimum of 40% of total floor area. Commercial and office shall be a minimum of 10% of total floor area. A minimum of 5% of the total floor area shall be ground floor retail sales and services.

Building Height. Up to twenty (20) stories

Access. Public street within ¼ mile of the Golden Glades Intersection along SR-7/US 441 and Palmetto Expressway Corridors.

**Objective 2.5: The City shall establish Transit Oriented Development/Smart Growth/New Urbanism Principles.**

**Policy 2.5.1: New Development and Transit Oriented Design Standards and Criteria.** To the maximum extent feasible, new development in the City's Neighborhood areas and infill/redevelopment within the City's three major corridors,

i.e., Commerce areas, shall comply with “Smart Growth” principles as opposed to conventional development standards that encourage urban sprawl. Of the City’s three major corridors, two are planned for significant transit facilities and services, State Road 7 and NW 27<sup>th</sup> Avenue. The Palmetto Expressway is the major third corridor that also includes significant transit. To the maximum extent feasible and practicable, these principles shall apply to development projects in the City of Miami Gardens and they shall be incorporated into the City’s land development regulations.

- Walkability and Walkable Neighborhoods - Pedestrian friendly street design (buildings close to street; porches, windows and doors; tree-lined streets; on street parking; hidden parking lots; garages in rear lane; narrow, slow speed streets); Pedestrian streets free of cars in special cases.
- Connectivity - Interconnected street grid network to disperse traffic and ease walking; A hierarchy of narrow streets, boulevards, and alleys; High quality pedestrian network and public realm to make walking pleasurable; Design that encourages a greater use of bicycles, rollerblades, scooters, and walking as daily transportation; Connectivity to public transit; Land use mix that demonstrates reduced external trips by encouraging internal trips.
- Mixed-Use and Diversity - A mix of shops, offices, apartments, and homes on site. Mixed-use within neighborhoods, within blocks, and within buildings, i.e., vertical mixed-use.
- Mixed Housing - A range of types, sizes and prices in closer proximity including workforce housing to insure a diversity of people - of ages, classes, cultures, and races. Refer to the Housing Element for additional principles and policies regarding workforce housing.
- Quality Architecture and Urban Design - Emphasis on beauty, aesthetics, human comfort, and creating a sense of place; Special placement of civic uses and sites; Human scale architecture, varied building heights and facades and beautiful surrounding amenities, especially at street level.
- Density Bonus Incentives – Encourage developers to design and build to the above principles by offering the following potential bonus incentives to increase building heights by two (2) additional stories or densities:
  - Additional Open Space
  - Public Parks or Plazas
  - Structured Parking

- Transit Shelters and/or Subsidies
- Wider Sidewalks and/or Bicycle Paths
- Bicycle/Pedestrian Connections such as bridges, crosswalks, etc.
- Public Park Spaces or Structures
- Ground Floor Retail Cafes or Shops, and/or Other Uses
- Specialty Aesthetic Design Requirements such as elements of Miami Modern and/or Florida Caribbean architecture
- Workforce Housing
- Public Art

Additional Public Infrastructure Improvements

**Objective 2.6:** The City shall establish locational criteria and standards for public and semi-public uses.

**Policy 2.6.1:** **Public and Semi-Public Uses.** Public and semi-public uses and facilities include a range of unusual and special activities that shall be specifically identified and regulated through the City's land development regulations.

This category allows a maximum of 0.5 floor area ratio. Uses include public facilities such as elementary, middle and high schools, parks, houses of worship, hospitals, and utilities. Major utility structures such as antennas should be located away from residential areas.

**GOAL 3: UTILIZE INNOVATIVE PLANNING TECHNIQUES, LAND DEVELOPMENT REGULATIONS AND URBAN DESIGN STANDARDS THAT INSURE OVERALL CONSISTENCY, COMPATIBILITY AND CONTINUITY BETWEEN LAND USES WHILE TAKING ADVANTAGE OF THE CITY'S ASSETS.**

**Objective 3.1:** Coordinate future land uses with appropriate Land Development Regulations and availability of public facilities and services.

*Monitoring Measures: The degree to which the City's land development regulations and related programs encourage development and redevelopment within the City's Commerce areas.*

*Monitoring Measures: The adoption of land development regulations that implement the City's vision as set forth in the Comprehensive Development Master Plan.*

**Policy 3.1.1:** The City shall hereby establish its municipal boundaries as the City of Miami Gardens Urban Service Area as set forth on the City of Miami Gardens Urban Service Area Map incorporated herein.

**Policy 3.1.2:** Prepare an Evaluation and Appraisal Report (EAR) by May 13, 2013 as required by Florida Statutes.

**Policy 3.1.3:** Ensure that future land uses and land use map amendments are consistent with the CDMP and FLUM and not indicative of urban sprawl.

**Objective 3.2:** Rewrite, adopt and implement the City's Unified Zoning and Land Development Regulations (ULDR) Code that support and regulate the Goals, Objectives and Policies of the CDMP.

*Monitoring Measures: The adoption of a new Miami Gardens ULDR by May 13, 2007.*

*Monitoring Measures: The degree to which code enforcement is applied to existing and new development in the City.*

**Policy 3.2.1:** The City, through its Local Planning Agency, shall establish and adopt zoning and land development regulations after one year of adoption of the CDMP.

**Policy 3.2.2:** The City shall enforce its zoning and land development regulations consistent with the CDMP and the FLUM.

**Policy 3.2.3:** In order to promote redevelopment, renewal and revitalization within the City, encourage the use of innovative zoning and land development regulations in the new ULDR which may include but are not limited to techniques such as Mixed Use Developments, Transit Oriented Developments (TOD), Planned Developments, etc.

**Policy 3.2.4:** The City shall enforce its building and code enforcement standards to eliminate blighted conditions and promote redevelopment, renewal and revitalization within the City.

**Policy 3.2.5:** In order to maintain continuity and compatibility, coordinate subdivision of property in Miami Gardens by using the appropriate density and intensity standards for the new ULDR.

**Policy 3.2.6:** Continue to maintain a customer friendly system with the City's Business Services to ensure the high quality service to residents and business owners.

**Policy 3.2.7:** The City shall require developers to provide for the local sanitary sewer, reuse and water systems to serve their developments.

**Policy 3.2.8:** The City shall require developers to provide for the following on-site infrastructure improvements: water and wastewater systems, sidewalks, drainage and stormwater management, open space, safe and convenient traffic circulation, and parking.

**Policy 3.2.9:** The City shall apply its adopted level-of-service standards to a proposed development, before a development takes place.

**Policy 3.2.10:** Coordinate the subdivision of properties within Miami Gardens with the City and Miami-Dade Public Works Department and ensure that future land use designations facilitate availability of land for adequate public infrastructure.

**Objective 3.3: Strive to reduce uses that are inconsistent with the identity/character of the City.**

*Monitoring Measures: The number of land use plan amendments accompanied by specific development oriented policies.*

*Monitoring Measures: The successful application of Smart Growth Development principles and practices towards the community vision of the City.*

**Policy 3.3.1:** The City shall enforce ordinances related to future land use, pursuant to the Future Land Use Map, zoning and land development regulations.

**Policy 3.3.2:** The City shall require and ensure that all new development is compatible and consistent with each other.

**Policy 3.3.3:** The City shall enforce the adopted intensities and densities of land uses for all proposed developments.

**Policy 3.3.4:** Those groups that have multiple parcels under single/multiple ownerships and are legally unified and developed as a part of a single development plan, density flexibility may be applied to such unified developments in such a way that the average density does not exceed the maximum gross density as shown on the FLUM for the subject property.

**Objective 3.4: Enforce Land Development and Planning Regulations for the preservation and conservation of environmental and historic resources.**

*Monitoring Measures: Inclusion of environmental and historical resource protection guidelines within the new ULDR.*

*Monitoring Measures: The number of newly designated environmentally sensitive areas and historical resource areas within the City.*

**Policy 3.4.1:** Incorporate all environmentally sensitive, historically and archaeologically significant areas into the City's system of land development regulation and coordinate this process

with Miami-Dade County Department of Environmental Resources Management and the State Office of Cultural and Historic Programs. The City shall enforce regulations that protect environmentally sensitive lands and natural areas.

- Policy 3.4.2:** Protect historically and archaeologically significant properties through appropriate designation.
- Policy 3.4.3:** Ensure that the City's existing inventory of Miami Modern (MiMo) architectural heritage is conserved and maintained through its identification and the subsequent development and adoption of design guidelines and development review processes.
- Policy 3.4.4:** The City shall develop and maintain a database of historical, environmental and archaeological sites and confirm location before approving developments.
- Policy 3.4.5:** The City shall implement and strengthen regulations that protect surface water, ground water quality and air quality by working within the framework of applicable county, regional, state and federal agencies.
- Policy 3.4.6:** The City shall maintain its participation in the National Flood Insurance Program.

**Objective 3.5: Utilize innovative techniques such as transit oriented development and new urbanism approaches to encourage higher intensity infill development and redevelopment.**

*Monitoring Measures: The extent to which high density and intensity developments are successfully incorporated with infrastructure and public facilities, especially within areas designated as Commerce.*

*Monitoring Measures: Annual record of permits and approvals issued for mixed use projects.*

- Policy 3.5.1:** Develop incentive programs in conjunction with the Community Design Element of the Comprehensive Development Master Plan for increasing residential housing densities and providing enhanced urban amenities with funding programs for multistory parking, combining public open space, shared parking areas for use in high density/intensity projects and other similar techniques and mechanisms.

**Objective 3.6: Coordinate with Miami-Dade County and State of Florida to address hazard mitigation and disaster-preparedness for the safety of residents and property in Miami Gardens.**

*Monitoring Measures: The number of meetings held with the Miami-Dade County Emergency Operations officials.*

*Monitoring Measures: Continuous evaluation of population density and signage on designated hurricane evacuation routes.*

- Policy 3.6.1:** The City Public Works Department and City Manager's office shall coordinate with the appropriate Regional Emergency Management Operations Center for the safety of its citizens.
- Policy 3.6.2:** The Public Works Department shall prepare a City Emergency Response Plan to appropriately address emergency/hazard/disaster mitigation program for the safety of Miami Gardens' residents.
- Policy 3.6.3:** Coordinate with Miami-Dade County in developing and implementing an Action Plan if necessary, to address flood protection, storm damage precautions and safety of public facilities and sites for emergency operations.
- Policy 3.6.4:** Ensure that City employees are trained in procedures related to disaster preparedness and post-disaster redevelopment programs.





# City of Miami Gardens

## Future Land Use Map

**NEIGHBORHOOD**  
[6,328 acres]

Mixed-use, primarily low to medium density residential with small-scale neighborhood commercial.

**COMMERCE**  
[2,686 acres]

Mixed-use, primarily commercial-industrial areas with medium to high density residential.

### 1. NW 27th Avenue Corridor

● MetroRail Stations  
Town Center Area  
Dolphins Stadium Area  
Calder Race Track Area

### 2. Palmetto Expressway Corridor

Palmetto Lakes Park Area  
Florida Memorial University Area  
St. Thomas University Area  
Sunshine International Park Area

### 3. State Road 7 Corridor

● Golden Glades Multi-Modal Center  
■ State Road 7 Fast Bus Stops

**PRESERVATION**

Parks and open spaces: lakes, canals, similar environmental lands.

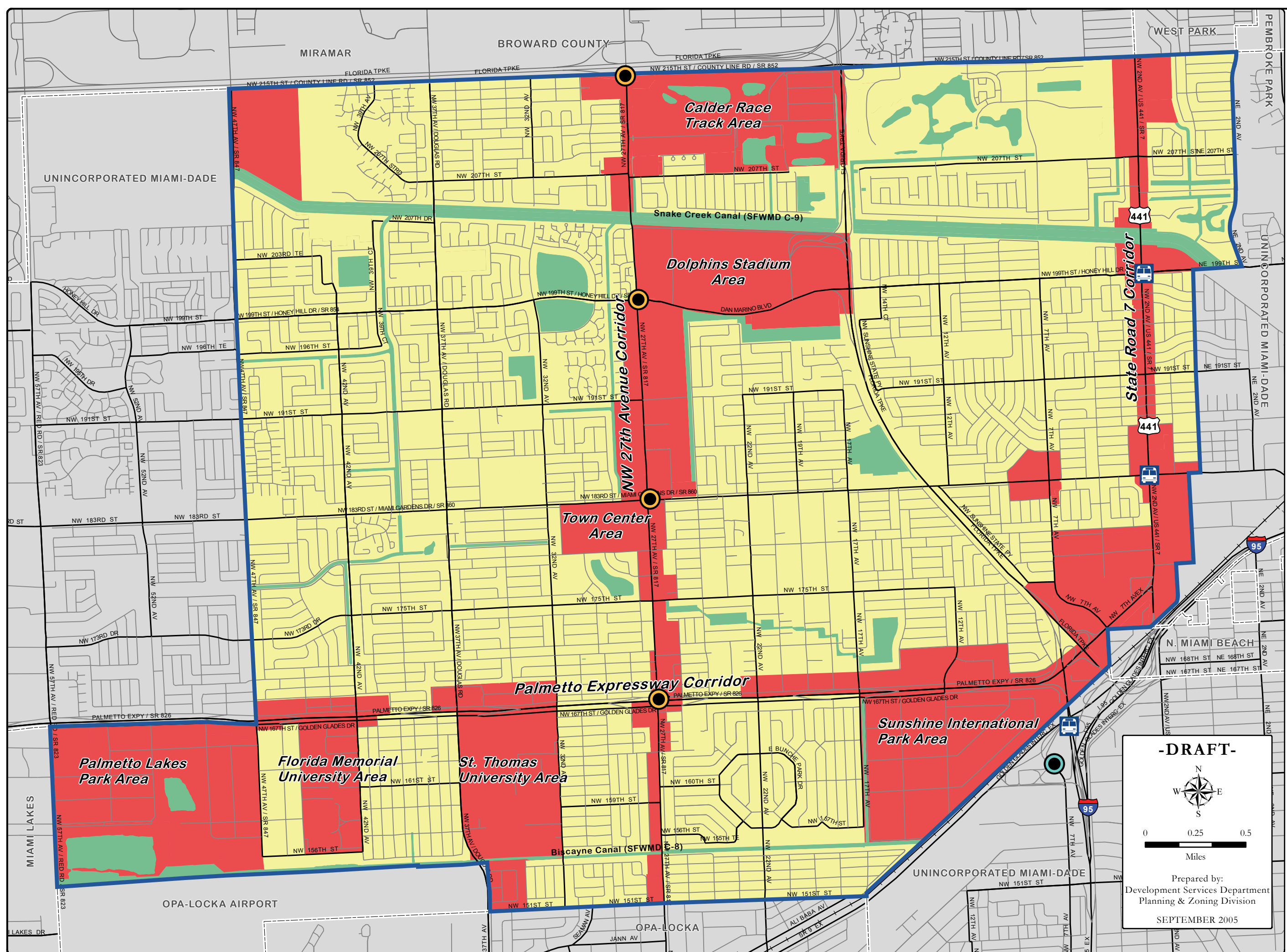
### NOTES:

1. Policies applicable to each Future Land Use Designation and specific uses within such designations are set forth in the Future Land Use Element's Goals, Objectives and Policies. The Future Land Use Map is not intended to determine the specific use of individual parcels. Public and quasi public uses are permitted in Neighborhood, Commerce and Preservation areas, subject to applicable standards and approvals.

2. The area measurement (in acres) does not include transportation calculations.

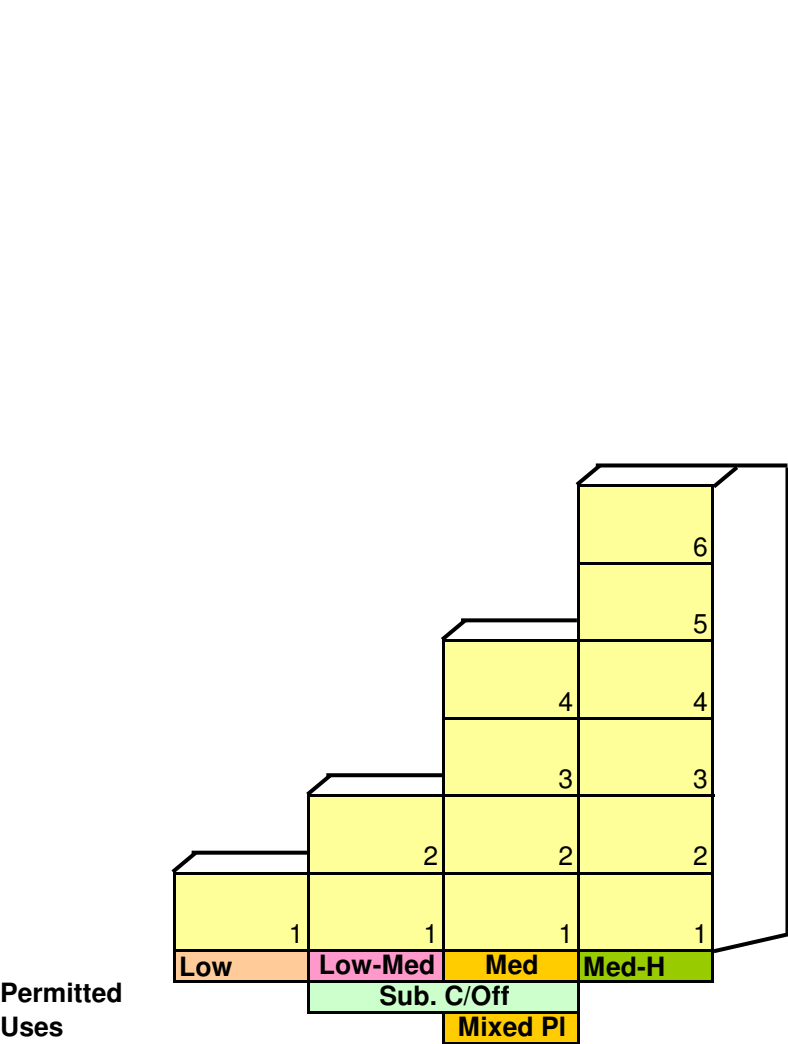
### DISCLAIMER:

Every attempt has been made to ensure the accuracy of this map. This map is not to be construed as a survey instrument. The City of Miami Gardens does not assume any liability arising from the use of this map. Users of this map should consult the planning & zoning division for verification of information provided on this map.



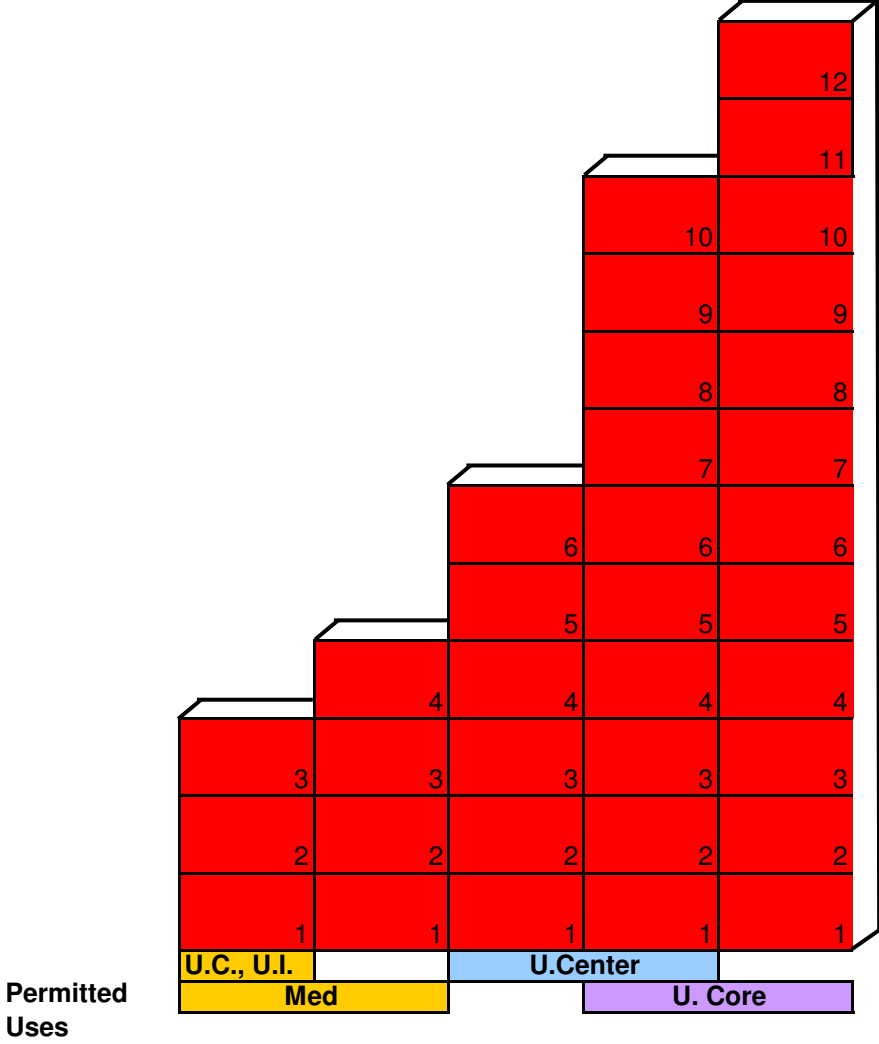
(Draft) TABLE FLU 1 - FUTURE LAND USE DENSITY AND INTENSITY SUMMARY TABLE *								
Land Use Category		Permitted Uses	Density:Dwelling Units Per Acre (DU/A) / Intensity: Floor Area Ratio (FAR)	Maximum Number of Stories	Minimum Required Road Access to Property**	Other Locational Criteria	Urban Design, Architecture, Open Space, Landscape	Public Participation
Neighborhood	1	Low Density Residential	2.5 – 6 DU/A	2	Public Street	N/A	The City shall require high quality urban design and architecture for all development projects. Compatibility between adjacent uses and buildings shall be provided with open space, proper design and landscape pursuant to policies contained in the Comprehensive Development Master Plan and the City's Land Development Regulations/Zoning. Building heights and architectural styles for buildings 4 stories or greater shall be varied for multiple and/or single building sites and shall incorporate a step-back or similar building design to reduce the bulk of the building(s).	A Public Hearing may be required for development proposals pursuant to the Comprehensive Development Master Plan and Land Development Regulation/Zoning requirements. High Density proposals with 26 DU/A up to 100 DU/A and buildings of greater than 10 stories (except Golden Glades Area) may be considered on a conditional basis pursuant to (1) CDMP incentives (Density Bonuses), (2) Land Development Regulations, (3) Development Agreement and (4) Public Hearing.
	2	Low-Medium Density Residential	7 – 15 DU/A	2	Collector Road and Arterial	Adjacent to existing Single-Family Housing		
	3	Medium Density Residential	16 – 25 DU/A	3	Collector Road and Arterial	Adjacent to existing Multi-Family Housing		
	4	Medium – High Density Residential	26 – 50 DU/A	4	Intersection of 2 Arterials	Adjacent to Commerce Designation or adjacent to Medium-High Density Multi-Family Housing		
	5	Suburban Commercial and Office	0.5 Floor Area Ratio	4	Intersection of 2 Collectors or 1 Arterial Road	Fronting Collector or Arterial Road		
	6	Mixed Use Planned	Up to 25 DU/A, 1.0 FAR	4	Arterial	Fronting Arterial Road		
Commerce	7	Urban Commercial and Office	Up to 1.0 Floor Area Ratio	6	Public Streets	Within Commerce Designation		
	8	Urban Industrial	Up to 1.0 Floor Area Ratio	4				
	9	Medium Density Residential	16 – 25 DU/A	4				
	10	Medium-High Density Residential	26-50 DU/A	6				
	11	Urban Center	Minimum 1.0 to Maximum 3.0 Floor Area Ratio	8	Within 1/2 mile of an Arterial Intersection along SR-7/US 441, NW 27th Avenue and Palmetto Expressway Corridors			
			26 -50 DU/A					
	12	Urban Core	Minimum 1.0 to Maximum 3.0 Floor Area Ratio	10	Within 1/2 mile of an Arterial Intersection along SR-7/US 441 and Palmetto Expressway Corridors			
			51 - 100 DU/A					
	13	Golden Glades Area	Minimum 1.0 to Maximum 3.0 Floor Area Ratio 51 - 100 DU/A	20	Within 1/4 mile of the Golden Glades Intersection along SR7/US 441 and Palmetto Expressway Corridors			
Preservation	14	Canals	Development limited to environmental function and open space / park / recreation. Maximum 0.01 Floor Area Ratio	N/A	Public Streets	N/A		
	15	Lakes and Water Bodies						
	16	Public Parks					.25 Floor Area Ratio	
All Areas	17	Public and Semi-Public Uses	Public and Semi-Public Uses are permitted in Neighborhood, Commerce and Preservation land use designations subject to additional applicable policies, locational standards and compatibility requirements.					
* This table is intended to provide a summary of intensity/density standards and locational criteria and standards. Complete policies and standards are included in the full text of the Future Land Use Element.								
**Florida Turnpike excluded from access road requirements; interchanges considered as intersection.								

# Maximum Number of Stories per Land Uses in Neighborhood Designation



Note:  
 Low - Low Density Residential  
 Low-Med - Low-Medium Density Residential  
 Med - Medium Density Residential  
 Med-H - Medium-High Density Residential  
 Sub. C/Off - Suburban Commercial and Office  
 Mixed PI - Mixed-Use Planned

# Maximum Number of Stories per Land Uses in Commerce Designation



Note:  
 U.C. - Urban Commercial  
 U.I. - Urban Industrial  
 Med. - Medium Density Residential  
 U. Center - Urban Center Mixed-Use  
 U. Core - Urban Core Mixed-Use